

**City of Evansville Common Council**  
**Regular Meeting**  
City Hall, 31 S Madison St, Evansville WI 53536  
Tuesday, September 13<sup>th</sup>, 2022, 6:00 p.m.

**MINUTES**

1. **Call to Order:** by Mayor Duggan at 6:00 p.m.
2. **Roll call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Aldersperson, Jim Brooks	P	City Administrator, Jason Sergeant
Aldersperson, Cory Neeley	P	Deputy Clerk, Leah Hurlley
Aldersperson, Ben Corridon	P	Library Director, Megan Kloeckner
Mayor, Dianne Duggan	P	Treasurer/City Accountant, Julie Roberts
Aldersperson, Ben Ladick	A	Attorney, Mark Kopp
Aldersperson, Susan Becker	P	Evansville Today, Bill Lathrop
Aldersperson, Gene Lewis	P	Municipal Services, Chad Renly
Aldersperson, Joy Morrison	P	Citizen, Ann Sellnow
Aldersperson, Erika Stuart	P	Evansville Review, Kelly Gildner
		Community Development, Colette Spranger
		Baker Consulting, Jim Radford
		WPPI, Mallory Kleven
		Citizen, Roger Berg
		Citizen, Gabe Schrader
		Citizen, Pete Helgesen
		Citizen, John Helgesen
		Citizen, Gordon Miller

3. **Motion to approve the agenda, by Brooks, seconded by Morrison. Motion carried 7-0**
4. **Motion to waive the reading of the minutes of the August 9<sup>th</sup>, 2022 regular meeting and August 15<sup>th</sup>, 2022 Special Meeting, by Brooks, seconded by Stuart. Motion carried 7-0**
5. **Civility reminder.**
6. **Citizen appearances other than agenda items listed.**
  - A. **Dave Mosher, Mosher Insurance, Insurance Agent for the City of Evansville, .76 improving rate score. Eligible for dividend at end of year. Duggan asked if Workers Comparisons for state & national rates are affected by Covid trends. Plan liability – no aggregate. Loss ratio \$36,536. Property used to be through the state & was expensive. Mosher represents Chubb Insurance (international) 74 million “Blanket Limit”**

Bill Lathrop – water vent to do study, how did dam fair, when did gate open for event-4 hrs up to 15 turns

Ann Sellnow – re: business doggy day care, voicing concerns re: health & safety of animals. Tiling inside of business, astro-turf outside, no barking. Citizen Sellnow was a tenant in the building for 7 years.

## 7. Reports of Committees

### A. Library Board Report- *Megan Kloeckner read the library report as follows:*

#### **General Updates:**

- Staff participated in a Narcan training with BASE last week and we now have Narcan available at the library.
- The Rock County Board of Supervisors voted to approve a merger of the Arrowhead Library System (Rock Co.) and Lakeshores Library System (Racine & Walworth Co.) with a unanimous 26-0 vote. Meetings with Racine and Walworth counties will take place this week. Assuming those votes are also successful, a new system will form starting January 1, 2023 (Prairie Lakes).

#### **Programming Updates:**

- Fall programming is underway. Some highlights for September are Baby storytime (ages 0-2), Tween Book Club (ages 8-12), and the opportunity to be featured on our podcast by submitting a ghost story.

### B. Parks and Recreation Board Report – Jim Radford, President of Baker Street Consulting Group gave handouts re: Capital Campaign Leadership. The new phase target date/finalized by Dec 2023 with a new goal of \$1.75 million. Phases – Steering Committee, Phase I, ‘quiet’ organizing, Council guidance, advance gifts, ground breaking 24<sup>th</sup>, Oct – Phase II, leadership gift campaign & promotion & fundraising, overlapping thru Dec 2023, large \$\$, spring of 2023, Phase III, late Oct building force, graphics completed

- Updates from Baker Street Consulting Group regarding Capital Campaign for Park Improvements and discussion regarding naming opportunities.

Discussion –Neeley asked if developers on the westside have been approached. Neeley asked about budget allocations, what specifics, Jason said over 11% of budget.

Bill Lathrop asked about timeline extension.

Jim discussed gift processing via Community Foundation in Janesville because they are 501c3 advantages (long term giving – Oregon example)

Naming opportunities – very popular, including 98% of similar projects, does not affect costs. Donor recognition program options & details. Longevity clause (20 yrs?) He authored a white paper & offered it to Council. Neeley – Water works, Duggan – who has final say on naming? Brooks - rededication of VFW memorial? Jason summarized steering committee would refer longevity clause & questionable naming choices back to Council.

### C. Plan Commission Report

Motion to approve a certified survey map to divide parcel 6-27-533.524 into two lots for a two-family twin residence, located at 555 and 557 Stonewood Court, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the conditions 1) the 8-foot access easement is added to the west border on Lot 1 of this CSM and 2) the final CSM, joint cross access and maintenance agreements are recorded for both lots with Rock County Register of Deeds, by Brooks, seconded by Neeley, Collette explained reasons why an applicant would want to split lots. Motion carried 7-0.

- 1) Motion to approve a certified survey map to divide parcel 6-27-533.525 into two lots for a two-family twin residence, located at 562 and 564 Stonewood Court, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the final CSM and joint cross access and maintenance agreement is recorded with Rock County Register of Deeds, by Brooks, seconded by Neeley. Motion carried 7-0
- 2) Motion to approve a certified survey map to divide parcel 6-27-533.523 into two lots for a two-family twin residence, located at 563 and 565 Stonewood Court, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the conditions: 1) the 8-foot access easement is added to the east border on Lot 2 of this CSM and 2) the final CSM, joint cross access and maintenance agreement, and access easement agreement is recorded for both lots with Rock County Register of Deeds, by Brooks, seconded by Neeley. Motion carried 7-0
- 3) Motion to approve a certified survey map to divide parcel 6-27-533.522 into two lots for a two-family twin residence, located at 571 and 573 Stonewood Court, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition that the final CSM and joint cross access and maintenance agreement is recorded with Rock County Register of Deeds, by Brooks, seconded by Neeley. Motion carried 7-0
- 4) Motion to approve a certified survey map to divide parcel 6-27-533.528 into two lots for a two-family twin residence, located at 586 and 588 Stonewood Court, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition that the final CSM and joint cross access and maintenance agreement is recorded with Rock County Register of Deeds, by Brooks, seconded by Neeley. Motion carried 7-0
- 5) Motion to approve a certified survey map to divide parcel 6-27-533.526 into two lots for a two-family twin residence, located at 570 and 572 Stonewood Court, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the conditions: 1) the 8-foot access easement is added to the west border on Lot 2 of this CSM and 2) the final CSM, joint cross access and maintenance agreement, and access easement agreement is recorded for both lots with Rock County Register of Deeds, by Brooks, seconded by Neeley. Motion carried 7-0
- 6) Motion to approve a certified survey map to divide parcel 6-27-533.527 into two lots for a two-family twin residence, located at 578 and 580 Stonewood Court, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the conditions: 1) the 8-foot access easement is added to the east border on Lot 1 of this CSM and 2) the final CSM, joint cross access and maintenance agreement, and

access easement agreement is recorded for both lots with Rock County Register of Deeds, by Brooks, seconded by Neeley. Motion carried 7-0

- 7) Motion to approve a certified survey map to divide parcel 6-27-533.519 into two lots for a two-family twin residence, located at 643 and 645 Locust Lane, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition: the CSM and joint cross access and maintenance agreement are recorded for both lots with Rock County Register of Deeds, by Brooks, seconded by Neeley. Motion carried 7-0

Motion to Adopt Resolution 2022-26, a Resolution Authorizing Relief from Public Dedication and the Transfer of Real Estate, by Brooks, seconded by Neeley. Colette & Attorney Kopp explained record cleanup. Jason discussed historical survey & process. **Motion carried 7-0**

- 8) **Second Reading of Ordinance 2022-12, Smart Growth Comprehensive Plan.** (Plan is available on the city's website at: [www.ci.evansville.wi.gov/smartgrowth](http://www.ci.evansville.wi.gov/smartgrowth)).
- i) **Public Hearing opened at 6:48 pm** - Helgesen Bro's Inc appeared, owners of parcel #6-20-219.2, questioning why their property is designated as 'Park Land', they were under the impression zoning was 'Mixed Use'. Jason replied, Smart Growth 2015, "environmentally sensitive unfilled area" per State of Wis. and not inside city limits. **Public Hearing closed at 6:53 pm.**
- ii) Motion to Adopt Ordinance 2022-12, Smart Growth Comprehensive Plan, by Morrison, seconded by Brooks. Motion carried 7-0.

#### D. Finance and Labor Relations Committee Report

Motion to accept the August 2022 City bills as presented in the amount of \$1,332,467.61 by Brooks, seconded by Morrison. Brooks inquired if the Judge's bar dues are a pass through or pay direct or reimbursement. Jason to follow up. **Motion carried by roll call vote 7-0**

Motion to approve the contract with Ehlers Public Finance Advisors for 2023 Financial Management Plan in the amount of \$17,000, by Neeley, seconded by Corridon. Brooks disclosed bonding agencies requested. Cost savings for bond rating is less than Ehlers cost. **Motion carried by roll call vote 7-0.**

- 1) Motion to approve Resolution 2022-24 Approval to Maintain Custodial Account(s) with Pershing Advisor Solutions LLC, and Engage Ehlers Investment Partners as Investment Advisor, by Brooks, seconded by Morrison. Motion carried by roll call vote 7-0.
- 2) Motion to approve a Non-Appropriation Addendum to the agreement with Great American Financial Services Corporation by Brooks, seconded by Morrison. Sergeant, required because of non-tax paying entity. Overlooked at original at application. **Motion carried by roll call vote 7-0.**

#### E. Public Safety Committee Report

- 1) **Motion to approve the Original Alcohol Beverage License applications for Class B Beer/Class B Liquor License for:**
- i) Ceili, LLC, Shannon R. Arndt, Agent, 414 Meadow Lane, Evansville, WI 53536, d/b/a Ceili Coffee and Wine, 16 W. Main Street, Evansville, WI 53536.
- ii) Slice Golf LLC, Andrew Tomlin, Agent, 300 S 1<sup>st</sup> Street, Evansville, WI 53536, d/b/a Slice Golf, 1 E. Main Street, Evansville, WI 53536.

Discussion occurred in regards to Ceili appearing back on the agenda and details of the new business Slice Golf LLC. Attorney Kopp inquired on quota status. Deputy Clerk Hurtley confirms, if approval occurs, there would be 3 remaining Class B licenses available under current quota. Neeley asked how/when the quota limits get established. It was explained by Hurtley, Evansville's quota increased with the 2020 census data. ***Motion by Stuart, seconded by Morrison. Motion carried 7-0***

Other public safety report: Stuart acknowledged citizen concerns regarding church bells ringing for 6 hours on June 24, 2022. She was grateful for citizen engagement and EVPD response & negotiation.

**F. Municipal Services Report**

***Motion regarding the north and south Lake Leota spillways, by Brooks, seconded by Morrison***, Brooks reported the DNR grant program would increase in 2024. Renly, current grant would be moot and no guarantee of future. Current costs are fixed, new grant would start with new project. MSC recommended to maintain current grant, cap the dam & get rid of the creek. Another option: to not cap the dam. Neeley agrees that it makes sense not to wait. Sergeant talks about storm water adjustment to rates. ***Motion carried 7-0.***

1) ***Motion to submit the proposed Electric Rate Case to the PSC by Brooks, seconded by Morrison***. Brooks informed the Council this will be the first rate increase since 2012. Neeley, inquired if any other tariff/rates will be impacted such as solar, large power customers been notified. (Residential customers are notified) the estimated timeline for water rates case last. Neeley asked for council consideration to review every 3-5 years for rate case, as 10 years seems too long. Mallory Kleven WPPI, explained the proposal to PSC & timeline. Brooks spoke historically by saying council was reluctant to raise rates. Renly offered feedback with the utility deferred maintenance & rate increases to offset some expenses. ***Motion carried by roll call vote 7-0.***

2) ***Motion to accept the Overhead to Underground Electric Project bid to MJ Electric by Brooks, seconded by Morrison***. Renly explained this will allow flexibility as to what work can/should be done in-house versus contracted out. ***Motion passed by roll call vote 7-0.***

**G. Economic Development Committee-** Brooks reported budget discussion will occur September 22<sup>nd</sup>.

**H. Youth Center Advisory Board Report** – Corridon reported 20 kids are in attendance most days, 23 were present on Thursday, and the first week was a success.

**I. Historic Preservation Commission-**Lewis shared the commission discussed the following applications; sign permit, permit for a porch, garage roof, and noted a fence at 128 S. 1<sup>st</sup> St didn't meet code, and details pertaining to 224 Church St, Union St (auto station).

**J. Fire District Report** – Brooks, brush truck as arrived, \$12,000 was authorized to get it set up, budget 6.3% increase to municipalities, probably 3% for 1 half-time staff.

**K. Police Commission Report** – Nothing to report.

**L. Energy Independence Team Report** – Did not meet.

**M. Board of Appeals Report**– Did not meet.

**8. Unfinished Business**

- A. *Second Reading and Motion to Adopt Ordinance 2022-11, Rezoning Territory from Special Use Business District (B-5) to Central Business District (B-2), by Brooks, seconded by Stuart*  
*Motion carried 7-0*
- B. *Second Reading and Motion to Adopt Ordinance 2022-10, Creating Section 126-191 of the Municipal Code for the City of Evansville.* Corridon questioned if there was resolution to the citizen concern brought up last month regarding back pay. Brooks says there are no funds to do that. Grant is not large enough to pay for all current projects. *Motion carried 7-0.*
9. **Communications and Recommendations of the Administrator** –Sergeant reported interview updates: EMS Chief occurred this week, City Clerk will occur next week. Internet & phones have been down. New contact with Charter has been responsive. Authorized EVPD to order a new squad car for the 2023 budget due to backlog issues, so prices are locked in.
10. **Communications and Recommendations of the Mayor** – Duggan thanks council for their hard work.
11. **New Business**
12. **Introduction of New Ordinances**
13. **Upcoming Meeting Reminder: Special Budget Meeting, Thursday September 22<sup>nd</sup>, 2022 5:00 p.m. and the Regular Meeting October 11<sup>th</sup>, 2022 6:00 p.m.**
14. *Motion to adjourn at 7:33 pm, by Becker, seconded by Corridon. Motion passed 7-0.*

*Julie Runk, Accounts Payable Temp*

*Leah Hurtley, Deputy Clerk*